

Van Zandt County, TX

Tuesday, May 14 at 6:00pm

**Auction Location**

Farm Bureau Event Center  
220 Burnett Trail,  
Canton, TX 75103

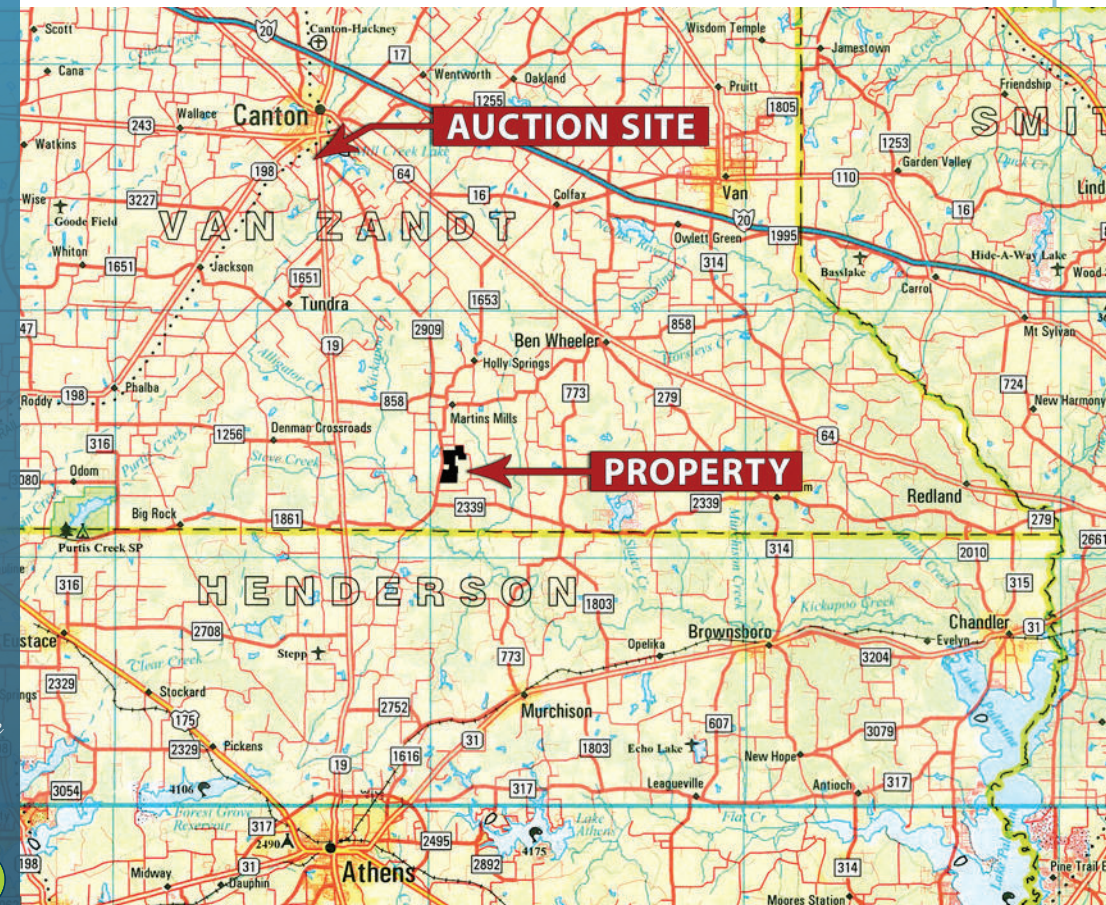
**Property Location**

2201 FM1861  
Ben Wheeler, TX 75754

*Online Bidding Available*

You may bid online during the auction at [schraderauction.com](http://schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.

*Meet Brent Wellings at entrance of Auction Tract 6.*



**LAND TOUR DATES**  
Saturday, April 20 from 4:00 - 7:00pm  
Thursday, May 2 from 9:00am - 12:00pm  
Monday, May 13 from 4:00 - 7:00pm

**Auction Terms & Conditions**

**PROCEDURE:** Tracts 1 through 18 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price. Tract 19 will be offered as a single parcel and will not be permitted to combine with any of auction tracts 1 through 18.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**  
**APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. Seller shall furnish a standard owner's title insurance policy in the amount of the purchase price insuring marketable title to the Purchased Tracts in the name of Buyer, subject to all standard requirements, conditions and exceptions and subject to the Permitted

Exceptions. The cost of standard owner's title insurance policy shall be shared 50:50 between Buyer and Seller. The cost of any lender's title insurance shall be charged to Buyer. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession shall be at closing.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**MINERALS:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.  
**ACREAGE AND TRACTS:** All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates and their representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS,

WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**  
**NEW DATE, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

*Auction Manager*

**BRENT WELLINGS**

**405.332.5505**

**SchraderAuction.com**



Van Zandt County, TX

**383±**

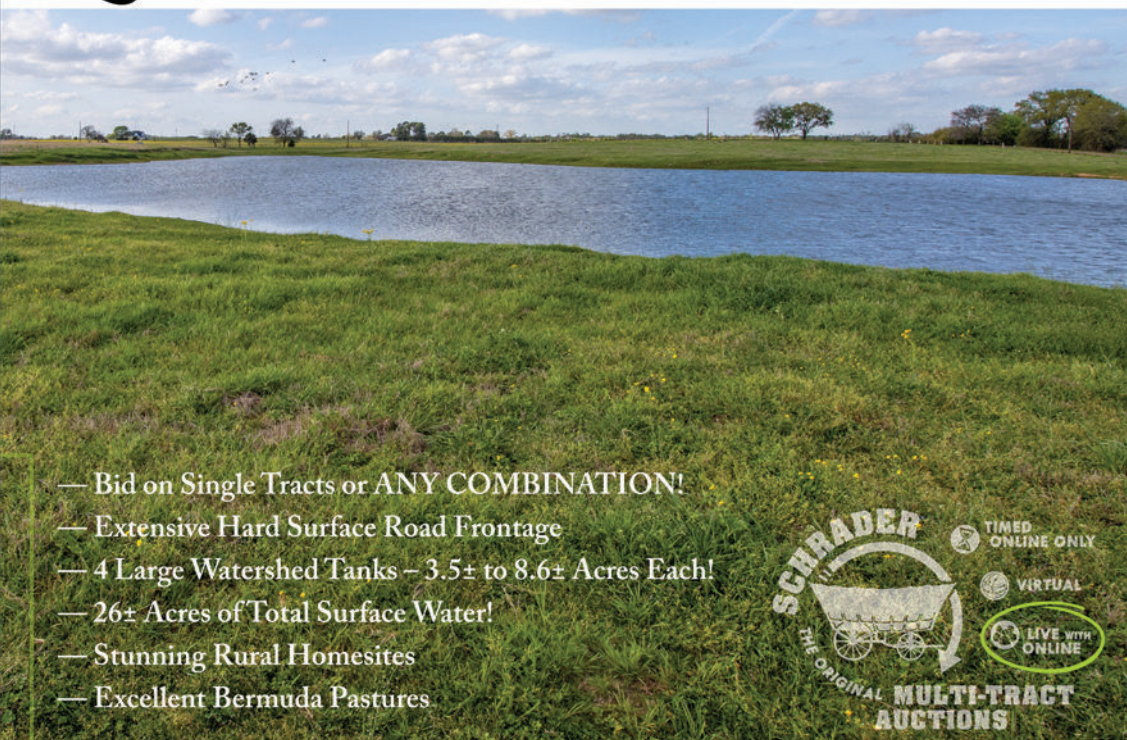
Contiguous Acres  
Offered in 19 Tracts

**Twin Lakes Farm**

An East Texas Gem in  
Martins Mill School District

**NO BUYER'S PREMIUM**

Rare **LAND AUCTION**



- Bid on Single Tracts or ANY COMBINATION!
- Extensive Hard Surface Road Frontage
- 4 Large Watershed Tanks – 3.5± to 8.6± Acres Each!
- 26± Acres of Total Surface Water!
- Stunning Rural Homesites
- Excellent Bermuda Pastures



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**CORPORATE OFFICE:** PO Box 508  
950 N Liberty Dr • Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
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101 N. Main St., Stillwater, OK 74075

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*Auction Manager:*

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**PL** in cooperation with  
Paul A. Lynn & Associates, LLC  
TX Broker #9000489

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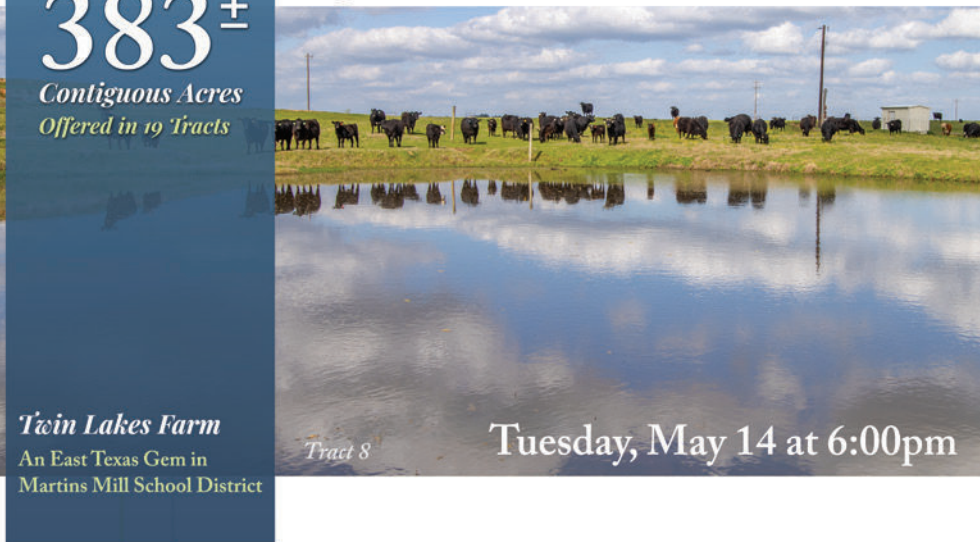
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**Tuesday, May 14 at 6:00pm**



Tract 15



Tract 19



Tract 19

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# Rare LAND AUCTION

## Twin Lakes Farm

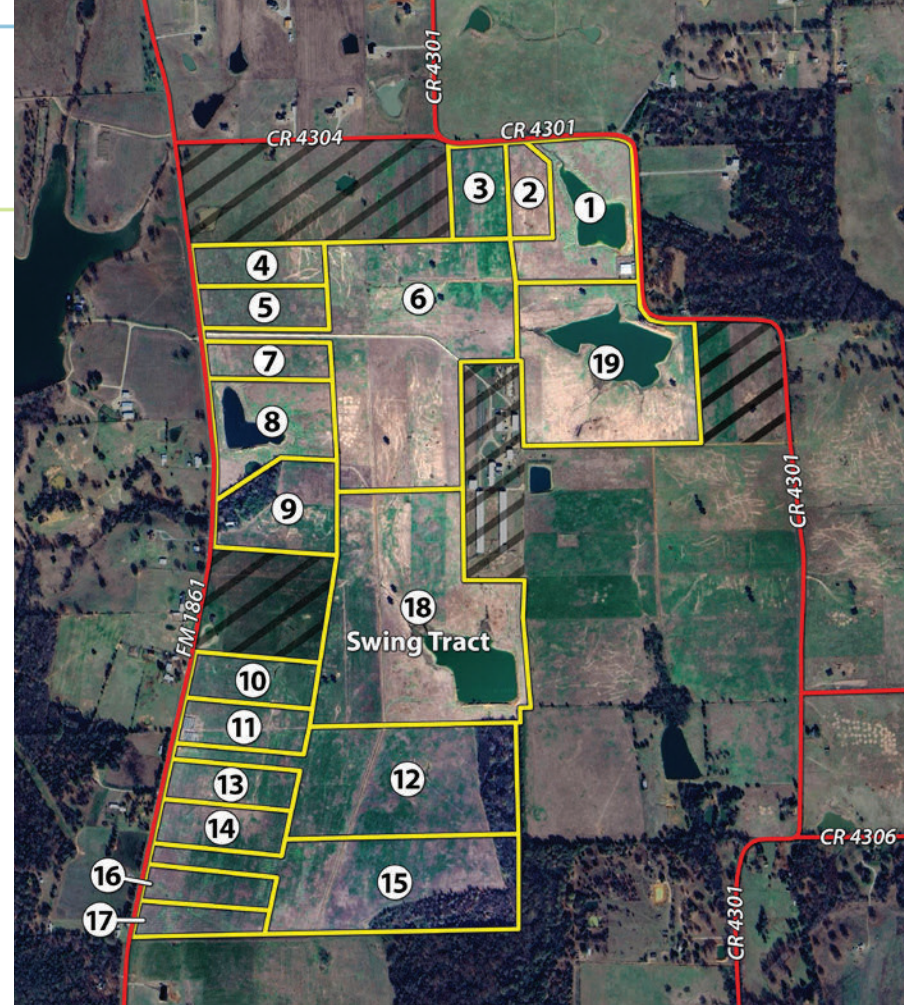
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Twin Lakes Farm represents a truly unique opportunity to acquire quality land, in a parcel size that best fits YOUR needs, within one of the most desirable school districts in East Texas! Whether you are seeking a rural homesite or a larger acreage investment,

this rare auction event allows Buyers to create the parcel that suits their intentions for the property. Bidders will have the opportunity to bid on any individual parcel or combination of parcels they choose – including the whole property if desired! The farm features numerous panoramic settings to build your potential dream home or enjoy the agricultural value of the property. Excellent quality Bermuda pastures, established in Freestone Fine Sandy Loam soils, along with abundant surface water creates an ideal setting for the equestrian or livestock enthusiasts to launch a top-notch operation. Take advantage of the flexibility provided through our multi-parcel bidding system and don't miss this opportunity to create the property of your dreams in Martins Mill!



**TRACT 11: 9± acres** located along F.M. 1861 – attractive potential homesite with great access and topography.

**TRACT 12: 40± acres** located along F.M. 1861 – beautiful larger acreage parcel with mixture of open pasture and dense forested land with creek running through the back portion of the tract!

**TRACT 13: 8± acres** located along F.M. 1861 – another excellent potential homesite option with farm to market access.

**TRACT 14: 9± acres** along F.M. 1861 – attractive potential homesite with good access!

**TRACT 15: 39± acres** along F.M. 1861 – beautiful balance of open pasture and mixed timber on the south and east edges of the property, great option for the buyer seeking a larger acreage parcel.

**TRACT 16: 7± acres** along F.M. 1861 – another stunning small acreage homesite here.

**TRACT 17: 6± acres** along F.M. 1861 – excellent small acreage site with good access on the farm to market road.

**TRACT 18: 63± acres “Swing Tract”** – stunning central part of the property that features an 8.6± acres watershed lake and excellent Bermuda pastures! Buyers have the option to combine this parcel with any adjoining tract, creating the ideal property of your choice.

**TRACT 19: 41± acres** along County Rd. 4301 – what a tremendous parcel! The 8.5± acres watershed lake forms the centerpiece of the parcel. With numerous potential building sites surrounding the watershed, this is a true gem of the offering!

**TRACT 1: 21± acres** located on County Rd 4301 – outstanding potential homesite with a 5± acres watershed tank and expansive views of the surrounding landscape! A huge feature of this parcel is the existing domestic well and power service already installed! Check out the photos and video to see the waterfowl that consistently use this water. Also included is a 70'x85' former calf barn with concrete floors, which could be re-purposed to a variety of potential uses.

**TRACT 2: 6± acres** located on County Rd. 4301 – excellent smaller acreage homesite overlooking the watershed on Tract 1. A great individual tract or one to combine with surrounding parcels.

**TRACT 3: 8± acres** located on County Rd. 4301 – excellent small acreage building site featuring an elevation that overlooks all the surrounding landscape!

**TRACT 4: 8± acres** located along F.M. 1861 – quality small acreage tract with level topography and great access along the frontage.

**TRACT 5: 8± acres** located along F.M. 1861 – another quality potential building site with a shared driveway entrance already established on the frontage.

**TRACT 6: 62± acres** with established entrance on F.M. 1861 – beautiful larger acreage parcel with Freestone Fine Sand Loam soils, excellently maintained pastures and an existing water well!

**TRACT 7: 7± acres** located along F.M. 1861 – great potential building site with already established shared driveway entrance!

**TRACT 8: 17± acres** located along F.M. 1861 – absolutely stunning potential homesite on a larger acreage parcel and 3.5± acres watershed tank! If you needed more features to consider, this parcel includes 2 domestic wells already drilled AND a private driveway entrance!

**TRACT 9: 15± acres** located on F.M. 1861 – large pecan trees tower over the private entrance to this parcel, creating a beautiful setting and plenty of options for future construction.

**TRACT 10: 9± acres** located along F.M. 1861 – excellent views from this parcel of the surrounding farm and acreage.



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